

RENO EVENING GAZETTE

PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

JOVITA ALLEN

being first duly sworn, deposes and says: That she is the legal clerk of THE RENO EVENING GAZETTE, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice..... ORDINANCE No. 345


.....
of which a copy is hereto attached, was first published in said newspaper in its issue dated the 4..... day of December....., 19⁷³ and..... Dec. 11....., the full period of ..²... days, the last publication thereof being in the issue dated the.....¹¹... day of..... Dec.,....., 19⁷³.....

Signed *Jovita Allen*.....

Subscribed and sworn to before me this 11 day of December....., 19⁷³.....

Hugh E. Robinson.....
Notary Public.

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 345, amending Ordinance No. 57, entitled "An Ordinance amending Washoe County Ordinance No. 57 to provide that the Board of Adjustment may recommend rather than grant variances; providing that decisions and recommendations of the Board of Adjustment shall be set for final action by the Clerk of the Board of County Commissioners and that appeals on such recommendations may also be heard at that time; providing that no appeal once filed may be withdrawn; setting forth those persons with a right of appeal to the Board of County Commissioners from recommendation of the Planning Commission or Board of Adjustment; providing for other matters properly relating thereto," was adopted on November 26, 1973, by Commissioners Rusk, Scott, Pagni, Nelson and Grow all voting aye. Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
H. K. BROWN, COUNTY CLERK
334900-345 Dec. 4-11

 HUGH E. ROBINSON
Notary Public — State of Nevada
Washoe County
My Commission Expires Dec. 1, 1976

SUMMARY: Amends Ordinance No. 57 to provide that the Board of Adjustment may recommend rather than grant variances; to provide that decisions and recommendations of the Board of Adjustment shall be set for final action by the Clerk of the Board of County Commissioners and that appeals on such recommendations may also be heard at that time; to provide that no appeal once filed may be withdrawn; sets forth those persons with a right of appeal to the Board of County Commissioners from recommendation of the Planning Commission or Board of Adjustment.

BILL NO. 345

ORDINANCE NO. 57

AN ORDINANCE AMENDING WASHOE COUNTY ORDINANCE NO. 57 TO PROVIDE THAT THE BOARD OF ADJUSTMENT MAY RECOMMEND RATHER THAN GRANT VARIANCES; PROVIDING THAT DECISIONS AND RECOMMENDATIONS OF THE BOARD OF ADJUSTMENT SHALL BE SET FOR FINAL ACTION BY THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS AND THAT APPEALS ON SUCH RECOMMENDATIONS MAY ALSO BE HEARD AT THAT TIME; PROVIDING THAT NO APPEAL ONCE FILED MAY BE WITHDRAWN; SETTING FORTH THOSE PERSONS WITH A RIGHT OF APPEAL TO THE BOARD OF COUNTY COMMISSIONERS FROM RECOMMENDATION OF THE PLANNING COMMISSION OR BOARD OF ADJUSTMENT; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1.

Article 41, Section A(1) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

A. Authority:

- 1. In recommending variances, the Board of Adjustment shall have no power to take action which in effect allows a land use in contravention of the applicable Land Use District or in any other way changes the applicable Land Use District. Any Board action that has in effect changed the Land Use District shall be deemed a violation of their powers and of this Ordinance and be of no force and effect.

SECTION 2.

Article 41, Section F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

F. Conditions:

The Board of Adjustment in recommending approval of any variance may require conditions under which the lot or parcel may be used or the building constructed which in the Board's opinion will prevent material damage or prejudice to adjacent properties. Any such conditions as required must be complied with, and violation of the same shall result in revocation of the permission granted by variance. Further use shall constitute a violation of this Ordinance and shall be punishable as herein provided. All variances shall carry the following conditions:

- 1. Commencement within six (6) months and completion within one year.

1.

73-1763
(73-1606)
(73-1612)

- 2. Conformance to plans approved as a part of the variance.
- 3. Subject to review by the Board of Adjustment in two (2) years.

SECTION 3.

Article 44, Section A of Washoe County Ordinance No. 57 is hereby amended to read as follows:

A. The decision of the Planning Commission or the Board of Adjustment granting, denying, or recommending a change of land use, variance or special use permit, or recommending revocation of a special use permit, may be appealed in writing to the Board of County Commissioners within ten (10) days after the Board of Adjustment or the Planning Commission has notified the Clerk of the Board of County Commissioners of its decision. Decisions and recommendations of the Board of Adjustment shall be set for final action by the Clerk of the Board of County Commissioners. Appeals on such recommendations may also be heard at that time. Decisions of the Planning Commission recommending changes of land use shall be set for public hearing by the Clerk of the Board of County Commissioners. Appeals on such recommendations may also be heard at that time. No appeal, once filed, may be withdrawn.

SECTION 4.

Article 44, Section D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

D. The applicant or any person who received a notice of the original hearing or rehearing or his authorized representative or any property owner within 300 feet of the exterior boundaries involved or any person who presents his oral or written testimony before the Planning Commission or Board of Adjustment, as well as the Building Inspector, shall have the right of appeal to the County Commissioners.

SECTION 5.

This Ordinance shall be in full force and effect from and after its passage, approval and publication as prescribed by NRS 244.100.

Proposed on the 5th day of October, 1973.
Proposed by Commissioner Pagni:
Passed on the 26th day of November, 1973.

Vote:

Ayes: Commissioners: Rusk, Pagni, Nelson, and Grow.
 Nays: Commissioners: None.
 Absent: Commissioners: Scott.

[Signature]
Chairman

ATTEST:

[Signature]
Clerk

This Ordinance shall be in force and effect from and after the 11th day of 14 December, 1973.

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